



# **CITY COUNCIL AGENDA REPORT**

MEETING DATE: MAY 15, 2007

ITEM NUMBER:

**SUBJECT: GPS-07-01 GENERAL PLAN SCREENING REQUEST FOR 351 WEST BAY STREET**

**DATE: MAY 2, 2007**

**FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: REBECCA ROBBINS, ASSISTANT PLANNER**

**FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER  
(714) 754-5609**

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## **RECOMMENDATION**

Accept proposed General Plan amendment screening request contingent upon the processing of a development project for home ownership.

## **BACKGROUND**

The 0.77 acre project is located at 351 West Bay Street. The applicant is requesting to change the General plan Designation from General Commercial to Medium Density Residential to accommodate a 7-unit single-family detached, common interest development (9 dwelling units per acre). A General Plan Amendment was approved in 2003 for the property to the northeast of the project site which allowed for the development of the 32-unit Bungalows on Bay Street project. A rezone of the property from General Business (C2) to Multiple Family – Medium Density Residential (R2-MD) is also required.

### ***General Plan Screening Criteria***

City Council Policy 500-2 establishes a procedure for processing privately initiated General Plan amendments. This procedure involves a City Council screening of these requests prior to their acceptance for formal processing. The policy includes three criteria for accepting requests and two criteria for rejecting requests. The acceptance criteria are as follows:

1. A General Plan amendment is necessary to resolve inconsistency between the General Plan designation and zoning of a parcel.
2. A General Plan amendment is necessary to provide a uniform land use designation on a single parcel.

3. A General Plan amendment would result in decreased traffic impacts from the property.

The criteria for rejecting an application are as follows:

1. The request applies to a single small lot or a small area, especially if the change would make the property inconsistent with surrounding properties.
2. The property is located in the Redevelopment Area and requires action by the Redevelopment Agency to amend the Redevelopment Plan.

In addition to the above criteria, the policy also states that no request shall be accepted that would increase the overall, citywide development cap. It does, however, allow amendments that would result in development exchanges or transfers to be considered. The policy also acknowledges these criteria are only guidelines and City Council may accept an application which does not meet the criteria if it finds there are overriding reasons to do so.

## **ANALYSIS**

### ***Project Summary Sheet***

A one-page, project summary sheet is attached for the screening request. This summary sheet provides the following information:

- General Plan Land Use Map and Aerial Photograph
- Project Description, Land Use and Traffic Evaluation
- Justification for Acceptance

### ***Traffic Analysis Required***

While a preliminary traffic evaluation was completed for the screening request, a detailed traffic analysis with the project-specific environmental review will be required at the time of project submittal.

## **ALTERNATIVES CONSIDERED**

City Council has the following alternatives available for consideration:

1. Accept the screening request contingent upon processing a development project for home ownership. The proposed project satisfies General Plan screening criteria for acceptance. The project results in decreased traffic compared to existing General Plan conditions.
2. Deny the screening request. Denial of the screening request would maintain the existing General Commercial designation and corresponding land use regulations.

### **FISCAL REVIEW**

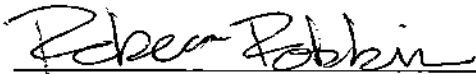
Fiscal review is not required for this item.

### **LEGAL REVIEW**

Legal review is not required for this item.

### **CONCLUSION**

Based on a preliminary traffic and land use analysis, staff believes that the screening request merits further consideration through the General Plan amendment process. Acceptance of the screening request does not set precedent for approval nor constitute the approval of a development project. The approval of a screening request strictly allows the applicant to further research/develop the proposal and provide City Council with an opportunity to review the relative merits of the proposed request in greater detail prior to final action. Therefore, staff recommends acceptance of the proposed General Plan amendment for process and additional analysis.



REBECCA ROBBINS  
Assistant Planner



DONALD D. LAMM, AICP  
Deputy City Mgr. – Dev. Svs. Director

Attachments:      1. Summary Sheet  
                         2. Site Photos  
                         3. Conceptual Site Plan  
                         4. Applicant Letter

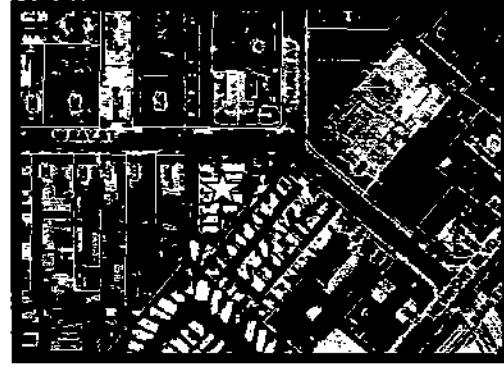
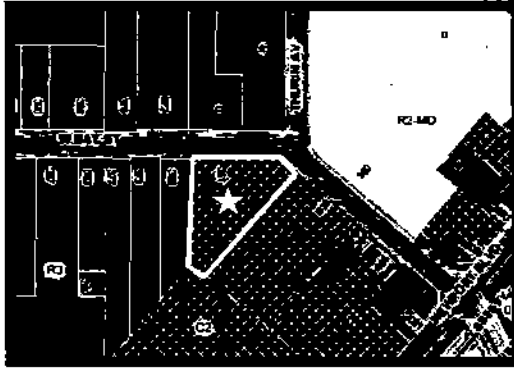
cc:      City Manager  
         Assistant City Manager  
         City Attorney  
         Public Services Director  
         Transportation Svs. Mgr.  
         Associate Engineer  
         City Clerk  
         Staff (4)  
         File (2)

Garrett Calacci  
190 Newport Center Dr., Suite 220  
Newport Beach, CA 92660

John Dick & Richard Dick  
190 Newport Center Dr., Suite 220  
Newport Beach, CA 92660

File: 051507GPS0701	Date: 050307	Time: 8:30 a.m.
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## GPS-07-01 Waterpointe Development Companies – 351 West Bay Street

**BACKGROUND**

Waterpointe Development Company is the applicant for the 0.77-acre property at 351 West Bay Street. The property consists of a non-conforming mobile home park (Tropic Trailer Ports Park) originally built in the 1950's as a short-term vacation travel trailer with 15 spaces. On November 21, 2006, City Council reviewed and approved the Closure Impact Report and homeowner relocation measures for the Tropic Trailer Ports Park. The mobile home park residences have agreed to vacate the park by July 31, 2007. The General Plan amendment is proposed to accommodate a 7-unit single-family detached, common interest development (9 dwelling units per acre).

**GENERAL PLAN SCREENING REQUEST**

The General Plan screening request involves a change in the General Plan land use designation from General Commercial to Medium Density Residential. The Medium Density designation allows a maximum of 13 dwelling units per acre for the 0.77-acre project site at 351 West Bay Street. A rezone of the property from General Business (C2) to Multiple Family – Medium Density Residential (R2-MD) is also required. The proposed project involves the relocation/demolition of the 15 mobile home units and construction of a 7-units single family residential development for home ownership.

**LAND USE ANALYSIS**

The current General Commercial General Plan designation which would allow a maximum 10,125 square-foot commercial building on the project site. If the Medium Density Designation is approved, a maximum of 9 dwelling unit would be permitted. The applicant is currently considering a 7-unit project. A General Plan Amendment was approved in 2003 for the property to the northeast of the project site which allowed for the development of the 32-unit Bungalows on Bay Street project. The property to the south contains a 34-unit mobile home park and the property to the east contains a 9-unit apartment building. A residential use at the subject property would be compatible with the surrounding properties containing residential uses.

**PRELIMINARY TRAFFIC REVIEW**

The proposed General Plan Amendment satisfies General Plan screening criteria relating to decreasing traffic impacts. The following table is a trip generation summary table comparing the maximum commercial build-out with the existing General Commercial designation to the proposed Medium Density Residential land use.

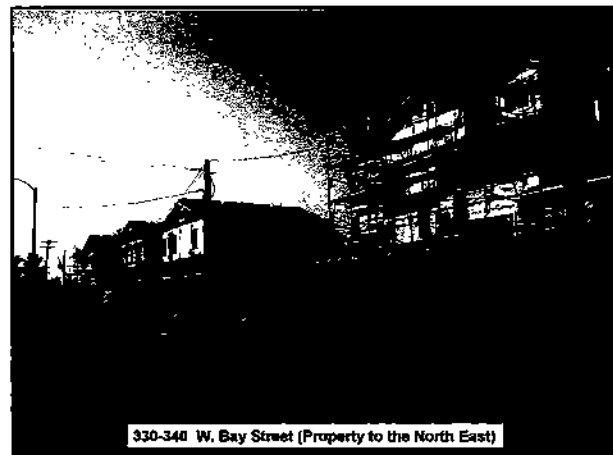
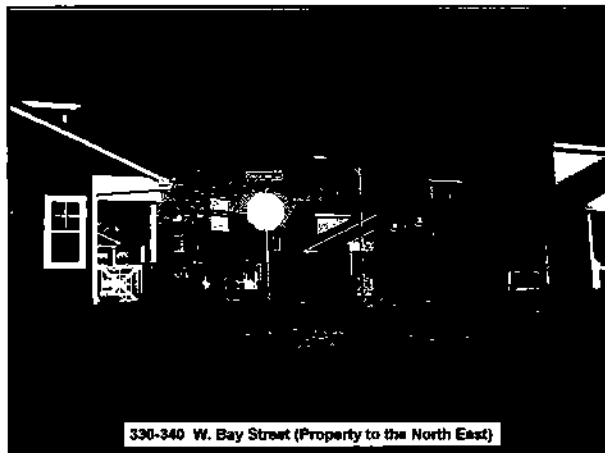
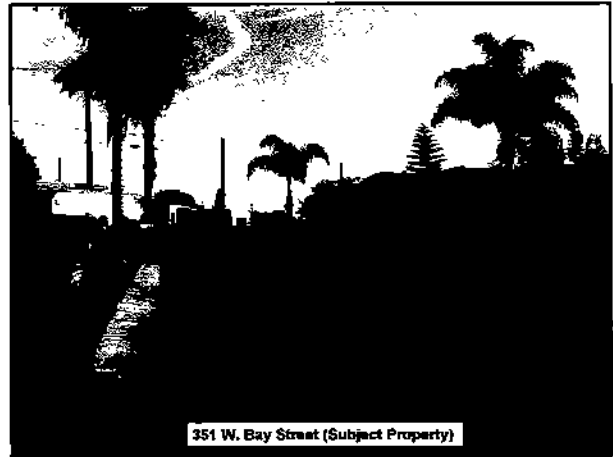
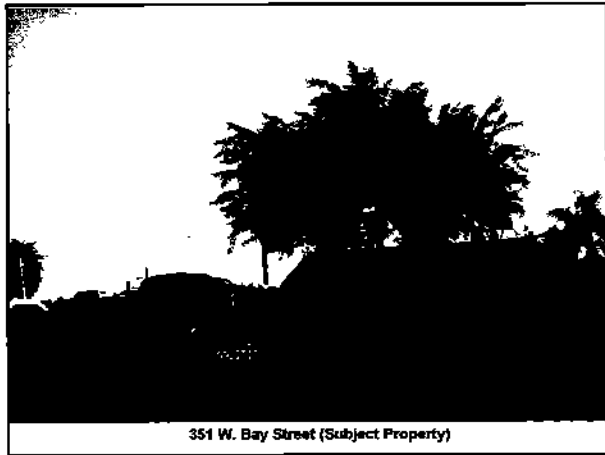
General Plan Land Use Designation	Potential Buildout	AM Peak Hr Trips	PM Peak Hr Trips	Total Avg Daily Trips
<u>Existing General Commercial</u>	<u>Commercial building (10,125 sq. ft.) 0.30 FAR</u>	16	64	690
<u>Proposed Medium Density Residential</u>	<u>Medium-Density Residential Project Up to 13 dwelling units/acre</u>	10	13	124
<b>Net Decrease</b>		<b>(-6)</b>	<b>(-51)</b>	<b>(-599)</b>

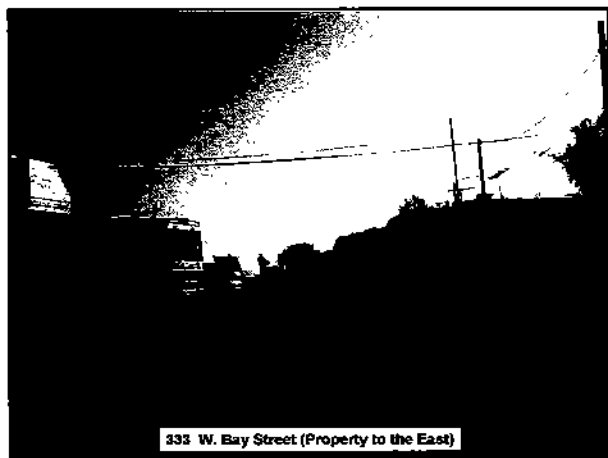
A medium-density project would result in a significant reduction of over 500 vehicle trips, compared to the existing General Plan conditions.

**MERITS OF THE GENERAL PLAN SCREENING REQUEST**

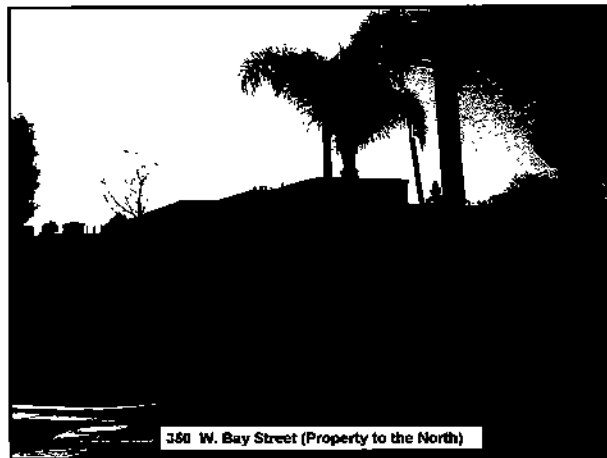
The proposed 7-unit single family residential development is consistent with the objectives of the General Plan.

1. Satisfies General Plan Acceptance Screening Criteria. The proposed project results in decreased traffic compared to existing General Plan conditions.
2. Consistent with General Plan Land Use Objective LU-2A. The proposed project is consistent with Land Use Objective LU-2A which encourages new development and redevelopment to improve and maintain the quality of environment. The proposed project will create new ownership housing opportunities. The non-conforming mobile home park which was originally built over 50 years ago will be replaced with new housing stock.
3. Consistent with General Plan Land Use Policy LU-1F.4. This General Plan policy requires that residential densities be supported by infrastructure and that high-density residential areas not be permitted in areas which can cause incompatibility with existing single-family areas. The proposed development results in an 87% decrease average daily trips compared to General Plan conditions.
4. Achieves General Plan Housing Element Goal HOU-3. The proposed owner-occupied housing project would achieve this Housing Element Goal by converting existing marginal commercially zoned property to residential for a new residential development. The new for-sale housing development would be compatible with neighboring residential uses.



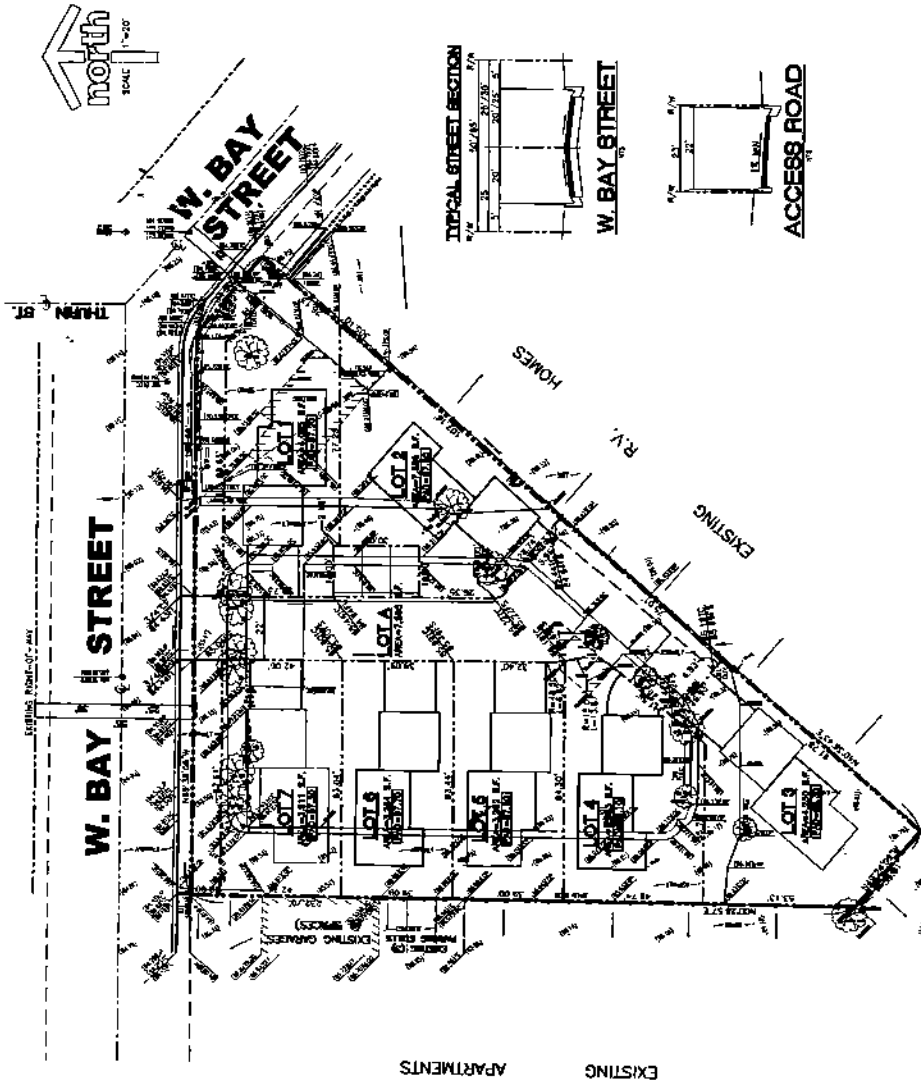


333 W. Bay Street (Property to the East)



350 W. Bay Street (Property to the North)

THAT PORTION OF LOT 27 OF TRACT NO. 9, IN THE CITY OF COSTA MESA,  
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED  
IN BOOK 8, PAGE 8 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY,


DATE OF PREPARATION  
FEBRUARY 2007


**AREA SUMMARY**

LOT 1:	4.095 S.F. (0.094)
LOT 2:	3.992 S.F. (0.091)
LOT 3:	4.253 S.F. (0.096)
LOT 4:	3.650 S.F. (0.084)
LOT 5:	3,282 S.F. (0.075)
LOT 6:	3,234 S.F. (0.073)
LOT 7:	3.811 S.F. (0.049)
LOT A:	7.585 S.F. (0.174)
TOTAL=	33,572 S.F. (0.777)
AREA OF SITE	

**BLOOD ZONE:**  
ZONE X, OUTSIDE THE 500 YEAR  
FLOOD BOUNDARIES

PREPARED BY

 **ROBIN B. HAMERS & ASSOC., INC.**  
CIVIL ENGINEERS  
234 E. 17TH STREET, SUITE 205  
COSTA MESA, CA 92627



**TENTATIVE TRACT NO. 17176**  
351 W. BAY STREET  
COSTA MESA, CALIFORNIA

DESCRIPTION



# WATERPOINTE

DEVELOPMENT COMPANIES

March 14, 2007

City of Costa Mesa  
Planning Division  
77 Fair Drive  
Costa Mesa, CA. 92628

Dear Planning Division,

The following is in regards to our intention to rezone the property at 351 West Bay from General Business to Medium Density Residential. We feel that a General Plan Amendment and Rezone is justifiable at this location due to the other residentially zoned parcels in the surrounding area. The parcel directly across the street was rezoned in 2004 from the same zoning to our desired zoning. Since the rezone a new single family detached community has been developed.

It is our intention to also request that the city consider our application for a Tentative Tract Map at the same time. We are proposing a project of similar density and design to the project that is currently being completed across the street. Allowing this residential component to be built in this area of the city is greatly enhancing the quality and appearance of the general area. In addition to enhancing the overall appearance of the area, allowing new residential to be built on this site will help the City move closer to their goal of adding more ownership opportunities and spur future redevelopment in the area.

Should you have any questions or concerns please feel free to give me a call to discuss the project at (949) 644-8900. Thank you for your consideration.

Best Regards,



Garrett E. Calacci